

PUBLIC HEARING NOTICE

PLEASE TAKE NOTICE that a public hearing will be held as to the following matter:

Agency: Board of Appeals, Village of Sea Cliff
Date: April 17, 2012
Time: 8:00 pm
Place: Village Hall, 300 Sea Cliff Avenue, Sea Cliff, New York

Subject: Application of Jason Wolner, 151 DuBois Avenue, Sea Cliff to construct a 440 square foot patio, which requires variances of the following Village Code sections: (a) 138-504 to maintain a lot size of 9,375 square feet, where the minimum required is 10,000 square feet; (b) 138-505 to increase lot coverage to 2,840.5 square feet, where a maximum of 2,812.5 square feet is permitted; (c) 138-506 to maintain a lot line of 75 feet, where the minimum required length is 100; (d) 138-507 to maintain a lot width of 75 feet, where the minimum required width is 90 feet; (e) 138-509 to maintain a lot with a width of 75 feet, where the minimum required width is 100 feet; (f) 138-512 to construct a patio that encroaches into the rear yard setback by 4 feet; and (g) 138-516 to construct a patio with a side yard setback of 3 feet, where the minimum required setback is 15 feet. Premises are designated as Section 21, Block 191, Lot 133 on the Nassau County Land and Tax Map.

Application of Stuart Mildener, 3 Berkeley Place, Sea Cliff, New York to demolish and construct new front stoop and steps, which requires variances of the following Village Code sections: (a) 138-504 to maintain a lot size of 5,000 square feet, where the minimum required is 10,000 square feet; (b) 138-506 to maintain a front property line of 50 feet (Altamont Avenue), where the minimum required length is 100; (c) 138-508 to maintain a front yard setback of approximately 14 feet, where 25 feet is required; (d) 138-510 to maintain front property line and setbacks that do not comply with corner lot requirements; (e) 138-511 to maintain a side yard setback of 10 feet, where the minimum required setback is 15 feet; (f) 138-517 to encroach into the front yard setback greater than the permissible 4 feet. Premises are designated as Section 21, Block 111, Lot 1 on the Nassau County Land and Tax Map.

Application of Frank Scavone, 137 Prospect Avenue, Sea Cliff for a variance of Village Code §138-417 to permit new air conditioner units in a front yard, where no such units are permitted. Premises are designated as Section 21, Block 138, Lot 1149 on the Nassau County Land and Tax Map.

Application of Henry Zendle, 201 Maple Avenue, Sea Cliff, New York to maintain a curb cut with a width of less than 15 feet, within 4 feet of a property line and 8 feet of another curb cut, as required by Village Code §138-1007(H) and (I). Premises are designated as Section 21, Block F, Lot 96 on the Nassau County Land and Tax Map.

Application of Athena and Stephen Vaccaro, 431 Carpenter Avenue, Sea Cliff, New York to construct a one story addition, which requires variances of the following provisions of the Village Code: (a) 138-614.1 to increase the floor area by 82 square feet, which results in a total square footage of 5,184 square feet, where a maximum of 3,493.5 square feet is permitted; (b) 138-604 to maintain a lot size of 13,974 square feet, where a minimum of 100 feet is required; (c) 138-606 to maintain a front property line of

96.9 feet (Glenola Avenue), where a minimum of 100 feet is required; (d) 138-608 to maintain a wall within a Village right-of-way, where no such wall is permitted; (e) 138-610 to maintain corner lot setbacks that do not conform; (f) 138-613.1 to maintain heights setback ratios that do not comply. Premises are designated as Section 21, Block 68, Lot 10 on the Nassau County Land and Tax Map.

Application of Vincent Parker, 3 Harriet Court, Sea Cliff to construct a 234 square foot patio that requires variances of the following sections of the Village Code: (a) 138-504 to maintain a lot size of 6,440 square feet, where a minimum of 10,000 square feet is required; (b) 138-505 to increase lot coverage to 2,542 square feet, where a maximum of 1,932 square feet is permitted; (c) 138-506 to maintain a front property line of 46 feet, where a minimum of 100 feet is required; and (d) 138-508 to maintain a setback of 23 feet, where a minimum of 25 feet is required. Premises are designated as Section 21, Block 89, Lot 6 on the Nassau County Land and Tax Map.

Application of NS Metropolitan Bistro, 39 Roslyn Avenue, Sea Cliff, New York for a special permit pursuant to Village Code §138-802 to maintain an existing restaurant. Premises are designated as Section 21, Block 134, Lot 2 on the Nassau County Land and Tax Map.

Application of DM Acquisitions, LLC, as owner, and James Muir d/b/a Artaux Catering, 5 Sea Cliff Avenue, Sea Cliff, New York to permit alterations to the premises and operate the premises as a restaurant. Such proposed use requires a special use permit pursuant to Village Code §138-902 and variances of the following Village Code sections: (a) 138-905 to maintain a lot size of 4,500 square feet, where the minimum required is 15,000 square feet, (b) 138-906 to maintain lot coverage of 3,560 square feet, where the maximum permitted is 1,800 square feet, (c) 138-907 to maintain front property lines of 90.5 and 50 feet, where the minimum required is 100 feet, (d) 138-908 to maintain a structure with less than the required setbacks, (e) 138-910 to maintain front property widths less than required, (f) 138-912 to maintain a structure with less than the required side yard setbacks, (g) 138-918 to establish a business without the required number of off-street parking spaces, and (h) 138-1002 to establish a business with 4 dedicated off-street parking spaces where 14 spaces are required. Premises are designated as Section 21, Block 96, Lots 220 and 221 on the Nassau County Land and Tax Map.

At the said time and place, all interested persons may be heard with respect to the foregoing matters. All relevant documents may be inspected at the office of the Village Clerk, Village Hall, 300 Sea Cliff Avenue, Sea Cliff, New York, during regular business hours.

Any person having a disability which would inhibit attendance at or participating in the hearing should notify the Village Clerk at least three business days prior to the hearing, so that reasonable efforts may be made to facilitate such attendance and participating.

Dated: March 29, 2012

BY ORDER OF THE BOARD OF APPEALS